

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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(Continued from page 2232)

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. #480

*Plan Of Development*

*Statements.*

1. The area delineated herein as a Business Planned Development (the "Property") consists of approximately 52,948.88 square feet, is commonly known as 101 North Wacker Drive, and is bounded on the west by North Wacker Drive, on the north by a line 180.68 feet north of West Washington Street, on the east by a line 161.58 feet east of North Wacker Drive, and on the south by West Washington Street, as shown on the attached "Property Line and Planned Development Boundary Map".
2. Permitted uses for the Property shall include offices, office support services, retail facilities, restaurants, satellite receiving dishes and any other uses designated as permitted uses in the C3-7 Commercial-Manufacturing District as of this date.
3. The Property is owned or controlled by North Wacker 101 Associates, an Illinois general partnership.
4. All applicable official reviews, approvals or permits are required to be obtained by the owner or his successors, assignees or grantees.
5. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the owner and approval by the City Council.
6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.

7. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
8. Identification and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The height restriction of any building or any appurtenance attached hereto shall be subject to:
  - a. Height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. Airport zoning regulations now in effect as established by the Departments of Planning, Aviation and Law, and approved by the City Council.
10. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of the Department of Planning.
11. This Plan of Development, including the existing zoning map, the property line and planned development boundary map, the generalized land use plan, the table of use and bulk regulations and data and all other exhibits hereto, all of which are attached hereto and incorporated herein, shall be applicable to the Property and no other controls shall apply to the Property.

[Generalized Land Use Plan, Existing Zoning and Preferential Street  
Map and Planned Development Boundary Map attached  
to the Plan of Development printed on  
pages 2239 through 2241 of  
this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Planned Development Use And Bulk**Regulations And Data.*

1. Net Site Area: Approximately 29,185.60 square feet.
2. Gross Site Area: 52,948.88 square feet.
3. Uses: Offices, retail facilities, restaurants, satellite receiving dishes, signage and any other uses designated as permitted and special uses in the C3-7 Commercial-Manufacturing District on the date of this application.
4. Maximum Floor Area Ratio: 21.0.
5. Maximum Percentage of Land Coverage: 100%.
6. Minimum Number of Parking Spaces: None.
7. Minimum Number of Loading Spaces: 6.
8. Total Maximum Building Area: 612,000 floor area ratio square feet.
9. Maximum Height: 330 feet.
10. Minimum Setbacks: None.
11. Minimum Distances Between Buildings: There shall be no required minimum distance between buildings.

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*Reclassification Of Area Shown On Map No. 1-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District, M1-3 General Manufacturing District and Residential-Business Planned Development No. 356 symbols and indications as shown on Map No. 1-G in the area bounded by

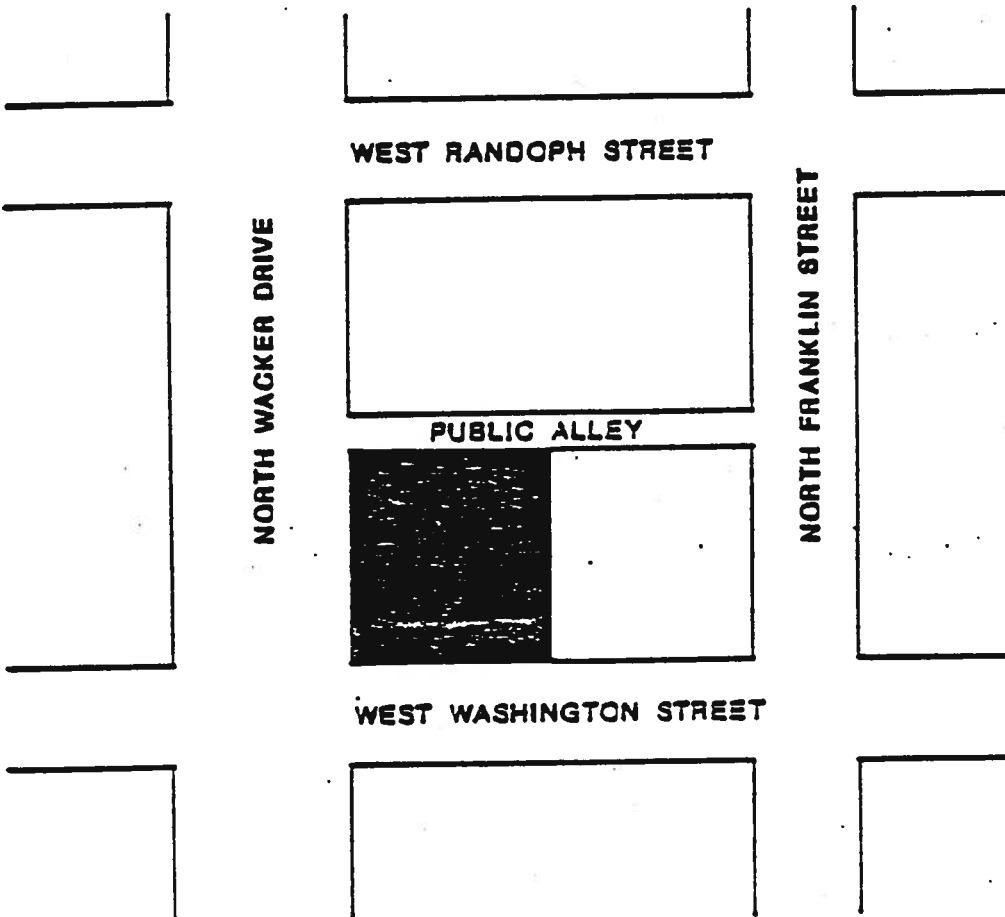
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6/14/89

UNFINISHED BUSINESS

2239

BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



APPLICANT: North Wacker 101 Associates, an  
Illinois general partnership



OFFICE RETAIL  
AND RELATED USE

DATE: March 16, 1989



••••• PREFERENTIAL STREETS.

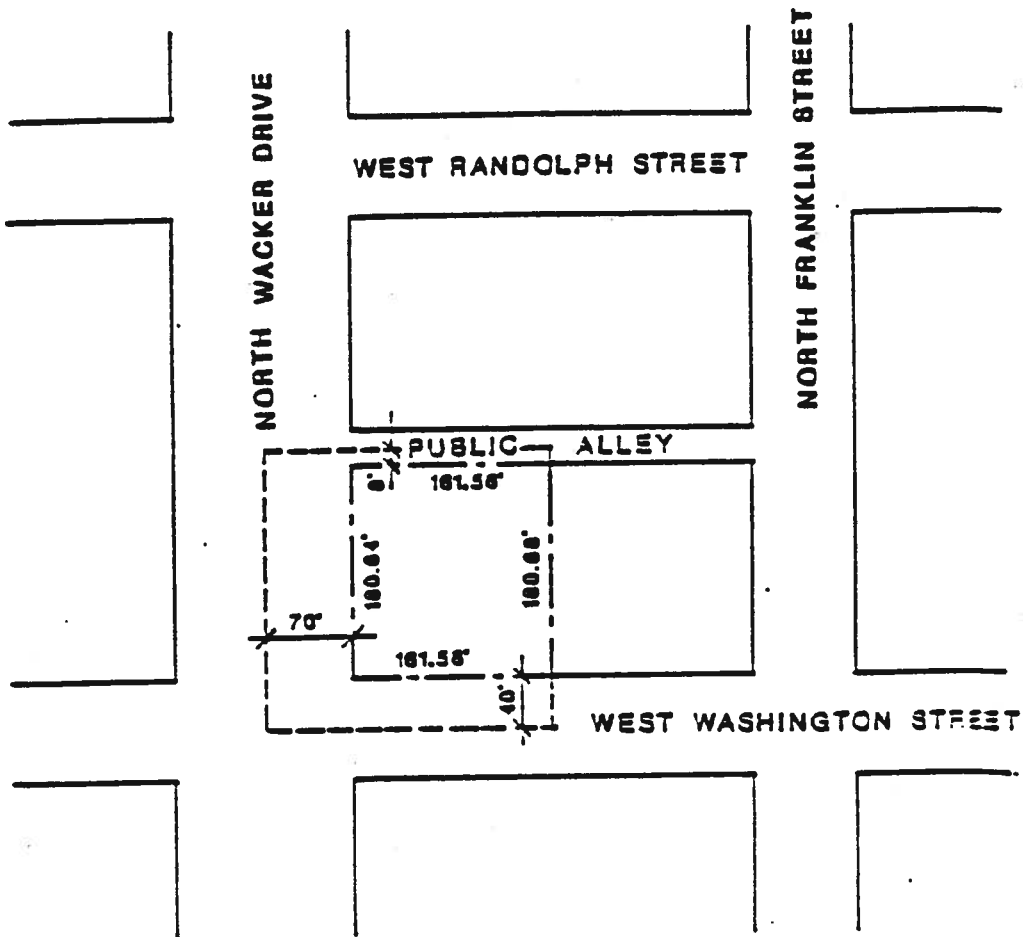


6/14/89

UNFINISHED BUSINESS

2241

BUSINESS PLANNED DEVELOPMENT  
BUSINESS PLANNED DEVELOPMENT  
BOUNDARY MAP



APPLICANT: North Wacker 101 Associates, an  
Illinois general partnership

--- PROPERTY LINE

--- PLANNED  
DEVELOPMENT  
BOUNDARY

DATE: March 16, 1989



52,949 GROSS AREA  
29,186 NET AREA



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
Charles Thurow  
Acting Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

July 16, 1991

Ms. Donna J. Pugh  
Katten, Muchin and Zavis  
Suite 1600  
525 West Monroe Street  
Chicago, Illinois 60606

RE: 101 North Wacker Drive  
Planned Development  
No. 480

Dear Ms. Pugh:

This is in response to your request for administrative relief to Business Planned Development No. 480 on behalf of North Wacker 101 Associates. This request has been considered by this Department pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested that the Department acknowledge that the obligation under Statement No. 13 of Planned Development No. 480 of the Applicant to make "good faith efforts" to achieve a pedestrian connection to the adjacent property have been satisfied and that the obligation of the Applicant to cause the level of the alley located to the north of the property to be raised be waived. You have provided us with copies of correspondence to the adjacent property owner regarding this matter.

The Department of Planning has determined that the Applicant has undertaken good faith efforts as specified in Statement Number 13 of the Plan of Development; yet has been unsuccessful in causing the owner of the property to the north of the alley to effect the pedestrian connection. The Department has further determined that in light of the foregoing, raising the level of the alley would be inappropriate and futile; and further, that the waiver of this condition would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and finally that this minor change will not:

1. Change the character of the development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;





4. Increase the maximum permitted percent land coverage for the site;
5. Permanently reduce the minimum required distance between structures or in the periphery setback.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the obligation contained in Statement Number 13 of the Plan of Development pertaining to the raising of the level of the alley located to the north of the property is hereby waived and the obligation upon the Applicant to make good faith efforts to achieve a pedestrian connection with the adjacent property is deemed satisfied.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles Thurow", with a stylized flourish at the end.

Charles Thurow  
Acting Commissioner

Maximum F.A.R. for net site area: 18.2  
Floor area of parking use is not included for  
F.A.R. purposes.

|                     |                      |                            |
|---------------------|----------------------|----------------------------|
| Off-Street Parking: | Maximum permitted:   | 440 spaces                 |
|                     | Minimum required:    | 390 spaces                 |
|                     | Percent handicapped: | 2%                         |
| Off-Street Loading: | Hotel:               | 2 spaces 10 feet x 25 feet |
|                     | Residential:         | 3 spaces 10 feet x 25 feet |

TOTAL: 5 spaces 10 feet x 25 feet

**Building Setbacks:**

|  |          |
|--|----------|
| Upper Level Wabash (excepting entry canopy): | 25 feet  |
| State Street at 195 feet above grade:        | 100 feet |
| All other property lines:                    | 0 feet   |

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or, when necessary, because of technical reasons, subject to the approval of the Department of Planning.

*Reclassification Of Area Shown On Map No. 1-F.*

PD 480

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

North Wacker Drive; a line 180.68 feet north of West Washington Street; a line 161.58 feet east of North Wacker Drive; and West Washington Street,

(Continued on page 2236)